

# **SOUTH MIAMI NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE**

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## **Preface**

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

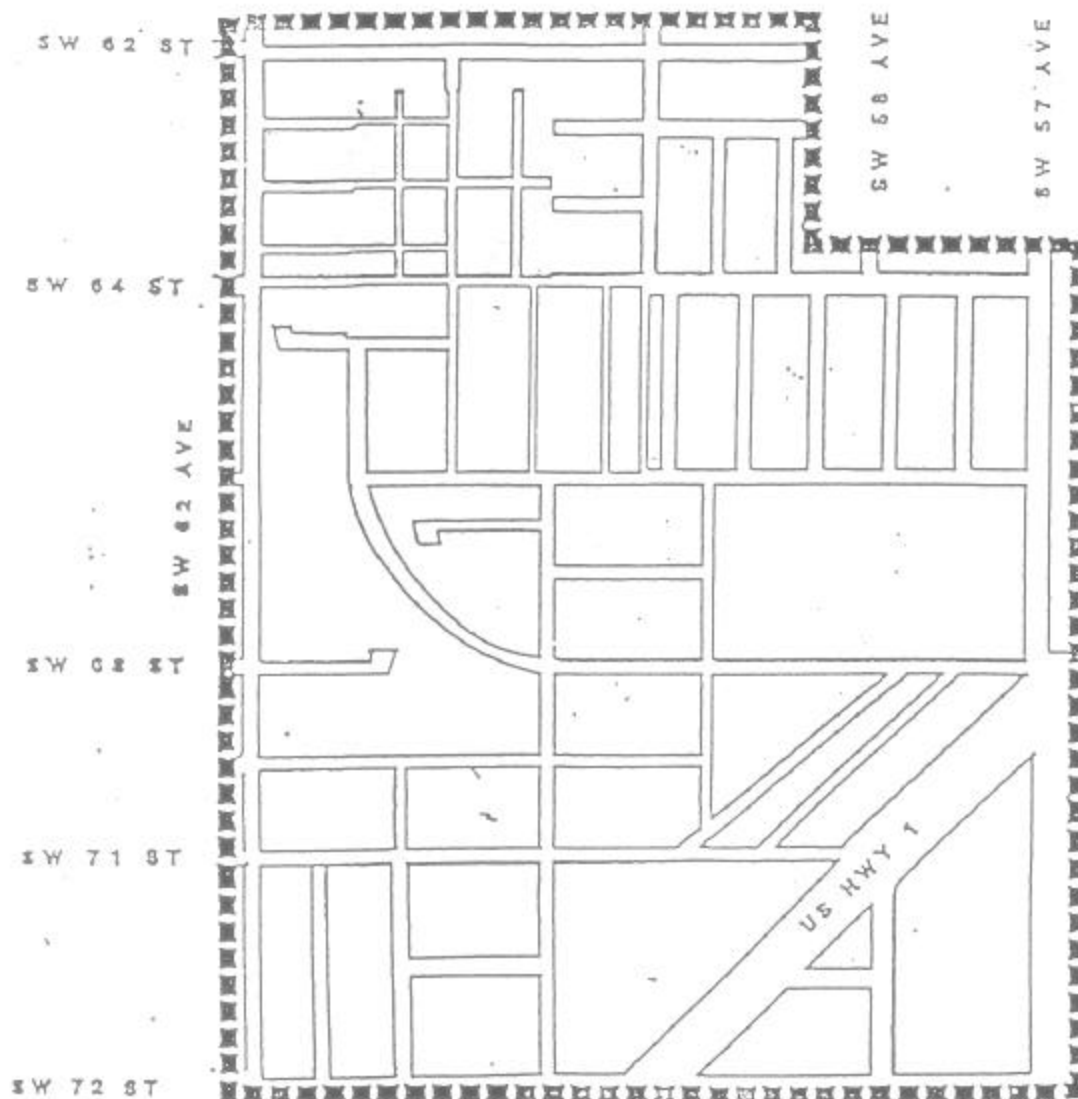
## South Miami

The South Miami Neighborhood Revitalization Strategy Area is a Black community in the City of South Miami. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 49 percent, up from the 38 percent recorded in 1990. The percent of families in poverty grew from 38 to 43 percent.

Households in South Miami were more likely to rent than own their housing units. Home values and rents were well below the County average.

South Miami residents had a lower level of educational attainment than the County average.

In sum, the South Miami Neighborhood Revitalization Strategy Area showed some population and housing growth, but showed increasing poverty levels. The area continues to face a range of serious social and economic challenges.



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## **Introduction**

The South Miami Revitalization Area is located in the City of South Miami in a roughly rectangular area bounded by SW 62 Street on the north; SW 62 Avenue on the West; and SW 72 Street on the south. The eastern boundary is SW 57 Avenue between SW 72 and 64 Streets; then west to SW 59th Avenue and north to SW 62 Street.

Originally known as Larkins, the area has a long history as a tightly-knit Black settlement. The first Black settler, Marshall Williams, arrived in 1912 from Madison, Florida. He bought land in Larkins and encouraged other Black residents of Madison to do likewise.

Through the 1920s the economy depended largely on the railroad, which was used to ship fruits and vegetables.

## **Demographic Characteristics**

### Total Population

The 2000 population of 2,091 was an increase over the 1,726 recorded in 1990, reversing a downward trend in the 1980s.

### Black and Hispanic Population

The South Miami NRSA was a Black community (92 percent) in 2000 as it has been for many decades. Hispanics were 11 percent of the population up from the 6 percent reported in 1990.

**Table 1**  
**Population by Race and Hispanic Origin**  
**South Miami and Miami-Dade County**  
**1980 - 2000**

	<b>1980</b>	<b>Change 80 to 90</b>	<b>1990</b>	<b>Change 90 to 00</b>	<b>2000</b>
Total	1,872	-146	1,726	365	2,091
Black	1,750	-161	1,589	201	1,790
Hispanic	91	4	95	132	227
White	111	-16	95	181	276
Non Hispanic White	53	-14	39	49	88
Non Hispanic Black	1,721	-143	1,578	189	1,767
<b>Percent</b>					
Total	100%	-8%	100%	21%	100%
Black	93%	-9%	92%	13%	86%
Hispanic	5%	4%	6%	139%	11%
White	6%	-14%	6%	191%	13%
Non Hispanic White	3%	-26%	2%	126%	4%
Non Hispanic Black	92%	-8%	91%	12%	85%
<b>Miami-Dade</b>					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

### Age

Like many Black communities, South Miami has a relatively young population. About 56 percent of the population was below 35 years of age compared to 48 percent in the County. About 12 percent were 65 years and over, compared to 14 percent in the County.

**Table 2**  
**Age Distribution**  
**South Miami and Miami-Dade County**  
**1980-2000**

	South Miami			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	1,872	1,726	2,091	1,623,781	1,937,094	2,253,362
Less than 5	161	184	169	94,237	139,714	157,871
5 to 9	167	158	205	101,385	131,426	145,752
10-14	199	162	232	111,386	120,490	160,754
15-19	222	169	187	136,285	131,060	154,989
20-24	200	135	127	133,039	139,196	144,721
25-29	151	128	119	125,898	168,342	163,859
30-34	88	117	132	114,333	163,334	173,574
35-44	182	182	270	192,585	278,043	361,966
45-54	165	163	203	187,309	212,098	282,766
55-59	68	61	88	90,929	91,769	109,141
60-64	53	67	99	80,555	90,816	97,417
65-74	149	93	155	149,491	146,131	162,257
75+	67	107	105	105,698	124,675	138,295
	South Miami			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	9%	11%	8%	6%	7%	7%
5 to 9	9%	9%	10%	6%	7%	6%
10-14	11%	9%	11%	7%	6%	7%
15-19	12%	10%	9%	8%	7%	7%
20-24	11%	8%	6%	8%	7%	6%
25-29	8%	7%	6%	8%	9%	7%
30-34	5%	7%	6%	7%	8%	8%
35-44	10%	11%	13%	12%	14%	16%
45-54	9%	9%	10%	12%	11%	13%
55-59	4%	4%	4%	6%	5%	5%
60-64	3%	4%	5%	5%	5%	4%
65-74	8%	5%	7%	9%	8%	7%
75+	4%	6%	5%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Household Structure.

Households in South Miami were less likely to be comprised of married couples (32 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (58 percent) was much higher than the County average (24 percent).

**Table 3**  
**Households by Family Status**  
**South Miami and Miami-Dade County**  
**1990-2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	544	170	714	692,355	84,419	776,774
Family Households	353	101	454	481,260	67,233	548,493
Married Couple	121	25	146	342,512	28,386	370,898
With children	71	-15	56	164,216	11,331	175,547
No children	50	40	90	178,296	17,055	195,351
Male Householder	36	7	43	35,377	8,547	43,924
With children	21	0	21	17,177	-288	16,889
No children	15	7	22	18,200	8,835	27,035
Female householder	196	69	265	103,371	30,300	133,671
With children	156	-12	144	64,848	5,468	70,316
No children	40	81	121	38,523	24,832	63,355
Non-family Households	191	69	260	211,092	17,189	228,281
<b>Percent</b>						
Total Households	100%	31%	100%	100%	12%	100%
Family Households	65%	29%	64%	70%	14%	71%
Married Couple	22%	21%	20%	49%	8%	48%
With children	13%	-21%	8%	24%	7%	23%
No children	9%	80%	13%	26%	10%	25%
Male Householder	7%	19%	6%	5%	24%	6%
With children	4%	0%	3%	2%	-2%	2%
No children	3%	47%	3%	3%	49%	3%
Female householder	36%	35%	37%	15%	29%	17%
With children	29%	-8%	20%	9%	8%	9%
No children	7%	203%	17%	6%	64%	8%
Non-family Households	35%	36%	36%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Housing

### Number of Units

The 754 housing units reported in 2000 was an increase over the 596 reported in 1990, reversing a decline in the previous decade.

### Tenure and Vacancy

The vacancy rate in South Miami in 2000 was much lower than the comparable County figure of 9 percent.

Renter-occupied units accounted for 61 percent of all occupied units, down from the 69 percent reported in 1990, but continued to be higher than the County's 42 percent.

**Table 4**  
**Housing Units by Tenure and Vacancy Status**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	596	158	754	771,288	80,990	852,278
Occupied Units	544	170	714	692,355	84,419	776,774
Owner Occupied	170	111	281	375,912	73,413	449,325
Renter Occupied	374	59	433	316,443	11,006	327,449
Vacant Units	70	-30	40	78,933	-3,429	75,504
For Rent	35	-22	13	31,611	-11,745	19,866
For Sale	2	-1	1	11,007	-1,152	9,855
Seasonal/Other	15	-10	5	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	18	3	21	3,579	12,558	16,137
<b>Percent</b>						
Total Units	100%	27%	100%	100%	100%	100%
Occupied Units	91%	31%	95%	90%	104%	91%
Owner Occupied	29%	65%	37%	49%	91%	53%
Renter Occupied	63%	16%	57%	41%	14%	38%
Vacant Units	12%	-43%	5%	10%	-4%	9%
For Rent	6%	-63%	2%	4%	-15%	2%
For Sale	0%	-50%	0%	1%	-1%	1%
Seasonal/Other	3%	-67%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	3%	17%	3%	0%	351%	2%
Vacancy Rate	12%	-19%	5%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

### Housing Values and Rents

All of the owner-occupied homes in South Miami were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

**Table 5**  
**Value of Specified Owner-Occupied Housing**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	<b>1990</b>		<b>2000</b>	
	<b>South Miami</b>	<b>Miami- Dade</b>	<b>South Miami</b>	<b>Miami- Dade</b>
Total Units	138	275,298	83	335,815
less than \$30,000	18	4,095	0	2,097
\$30,000 to \$59,999	60	44,179	32	13,900
\$60,000 to \$99,999	54	129,221	51	98,294
\$100,000 to \$149,999	4	52,723	0	109,962
\$150,000 to \$199,999	2	18,764	0	53,514
\$200,000 +	0	25,746	0	58,048
<b>Percent</b>				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	13.0%	1.5%	0.0%	0.6%
\$30,000 to \$59,999	43.5%	16.0%	38.6%	4.1%
\$60,000 to \$99,999	39.1%	46.9%	61.4%	29.3%
\$100,000 to \$149,999	2.9%	19.2%	0.0%	32.7%
\$150,000 to \$199,999	1.4%	6.8%	0.0%	15.9%
\$200,000 +	0.0%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

About 76 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

**Table 6**  
**Contract Rent for Renter-Occupied Units**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	<b>1990</b>		<b>2000</b>	
	<b>South Miami</b>	<b>Miami-Dade</b>	<b>South Miami</b>	<b>Miami-Dade</b>
Total Units	361	305,935	325	326,833
less than \$100	54	15,527	50	18,675
\$100 to \$199	95	16,181	88	16,614
\$200 to \$249	46	14,021	39	5,360
\$250 to \$299	41	21,364	14	6,510
\$300 to \$349	49	30,280	20	10,741
\$350 to \$399	34	39,390	21	16,473
\$400 to \$449	21	36,104	-	22,095
\$450 to \$499	17	34,036	15	29,180
\$500 to \$599	4	48,431	40	58,061
\$600 to \$699	0	25,047	12	53,707
\$700+	0	25,554	26	89,417
<b>Percent</b>				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	15.0%	5.1%	15.4%	5.7%
\$100 to \$199	26.3%	5.3%	27.1%	5.1%
\$200 to \$249	12.7%	4.6%	12.0%	1.6%
\$250 to \$299	11.4%	7.0%	4.3%	2.0%
\$300 to \$349	13.6%	9.9%	6.2%	3.3%
\$350 to \$399	9.4%	12.9%	6.5%	5.0%
\$400 to \$499	5.8%	11.8%	0.0%	6.8%
\$450 to \$499	4.7%	11.1%	4.6%	8.9%
\$500 to \$599	1.1%	15.8%	12.3%	17.8%
\$600 to \$699	0.0%	8.2%	3.7%	16.4%
\$700+	0.0%	8.4%	8.0%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Income

Incomes in South Miami were lower than the County average.

About 80 percent of all households with income had incomes below \$35,000, compared to 48 percent in Miami-Dade County.

**Table 7**  
**Income Distribution**  
**Households with Income**  
**South Miami and Miami-Dade County**  
**1999**

	South Miami			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	178	92	93	107,901	27,389	62,527
\$10,000 to \$14,999	61	46	15	58,409	12,035	35,437
\$15,000 to \$24,999	119	112	7	111,649	22,886	67,667
\$25,000 to \$34,999	56	40	16	100,833	19,273	59,907
\$35,000 to \$49,999	85	52	14	121,780	21,239	69,946
\$50,000 and over	16	10	0	276,806	35,232	141,943
Total Households	515	352	145	777,378	138,054	437,427
<b>Percent</b>						
Less than \$10,000	35%	26%	64%	14%	20%	14%
\$10,000 to \$14,999	12%	13%	10%	8%	9%	8%
\$15,000 to \$24,999	23%	32%	5%	14%	17%	15%
\$25,000 to \$34,999	11%	11%	11%	13%	14%	14%
\$35,000 to \$49,999	17%	15%	10%	16%	15%	16%
\$50,000 and over	3%	3%	0%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Poverty

In 2000, South Miami continued to be a high-poverty area. The poverty rate for persons was 49 percent, considerably higher than the County's 18 percent, and up from the 38 percent recorded in 1990.

Children were especially affected by poverty. About 60 percent of all children under 18 were poor, higher than the 44 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

**Table 8**  
**Number and Percent of Persons in Poverty**  
**South Miami and Miami-Dade County**  
**1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	768	38%	714	49%	341,261	18%	396,995	18%
Black	520	31%	590	40%	117,357	30%	124,801	29%
Hispanic	168	78%	122	8%	183,207	20%	223,335	18%
Elderly	154	58%	107	7%	52,706	20%	55,020	19%
Young								
Under 5	99	46%	110	8%	33,721	25%	32,995	23%
Under 18	294	44%	345	24%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 43 percent of all family households were below the poverty level, an increase over the 37 percent in 1980. Among female householder households with children, a high 56 percent were in poverty, about the same level as in 1990.

**Table 9**  
**Percent of Households in Poverty**  
**South Miami and Miami-Dade County**  
**1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	146	37%	111	43%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	111	58%	69	56%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Employment

### Labor Force Status

In 2000, 16 percent of the civilian labor force in South Miami was unemployed, the same level as in 1990, but much higher than the comparable County figure (9 percent). The rate of labor force participation in the area was much lower than the County average. About 62 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

**Table 10**  
**Labor Force Status, Persons 16 Years and Over**  
**South Miami and Miami-Dade County**  
**1990 and 2000**

	South Miami				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	6,674	359	313	30	976,754	1,009,456	184,703	586,601
Employed	5,626	300	260	30	901,828	921,208	159,184	535,989
Unemployed	1,048	59	53	0	74,926	88,248	25,519	50,612
Not in Labor Force	3,609	577	381	175	537,778	747,409	134,834	460,333
<b>Percent</b>								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	84%	84%	83%	100%	92%	91%	86%	91%
Unemployed	16%	16%	17%	0%	8%	9%	14%	9%
Not in Labor Force	35%	62%	55%	85%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Educational Attainment

The educational attainment levels of South Miami residents over 25 years lagged behind the County levels. A high 48 percent had not completed high school compared to the County average (15 percent). Only 7 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

**Table 11**  
**Educational Attainment**  
**Persons Age 25 and Over**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami-Dade	South Miami	Miami-Dade
Not High School Graduate	617	448,282	396	229,000
High School Graduate	375	296,444	229	458,458
1-3 Years College	154	296,109	139	536,040
4 Years of College +	29	240,460	56	323,399
Total	1,175	1,281,295	820	1,546,897
<b>Percent</b>				
Not High School Graduate	53.7%	35.0%	48.3%	14.8%
High School Graduate	26.5%	23.1%	27.9%	29.6%
1-3 Years College	15.8%	23.1%	17.0%	34.7%
4 Years of College +	4.0%	18.8%	6.8%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.